

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

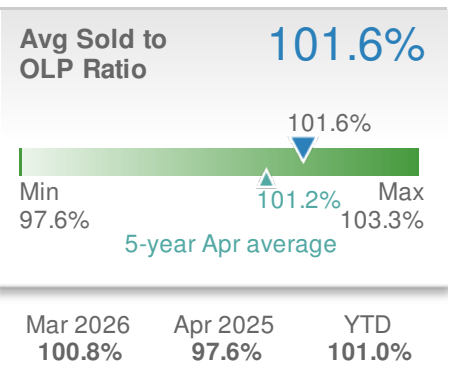
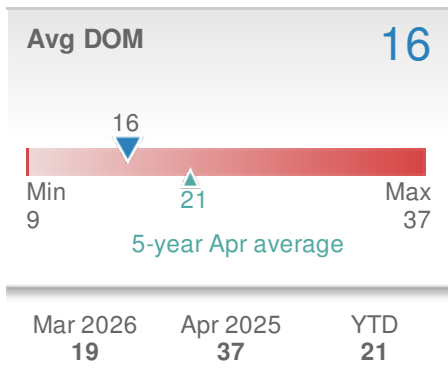
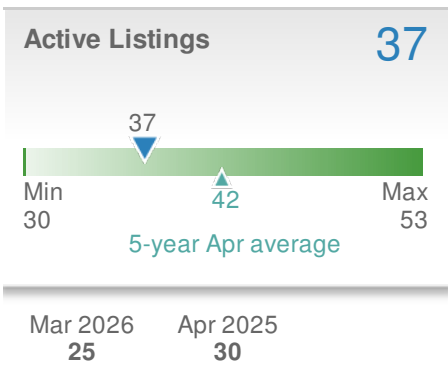
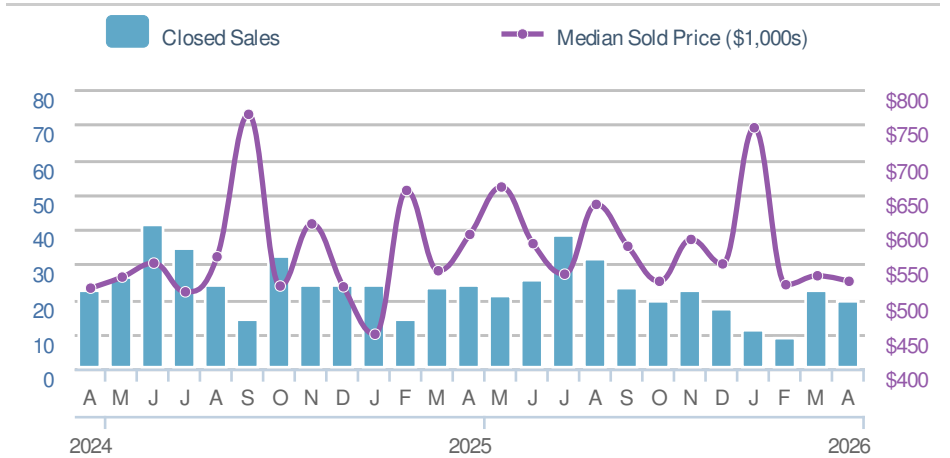
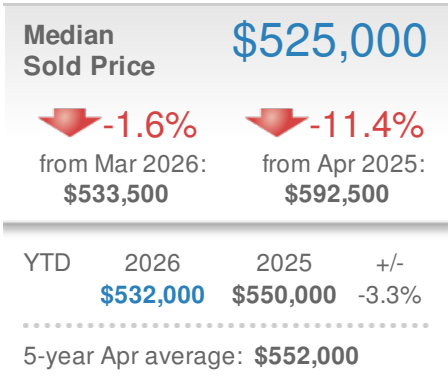
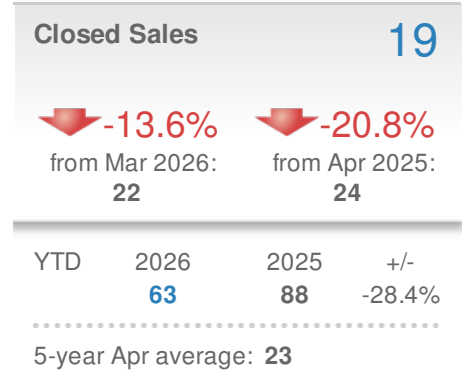
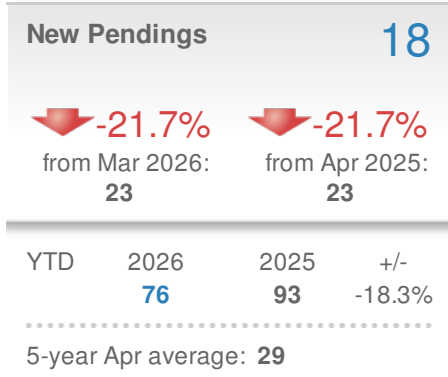
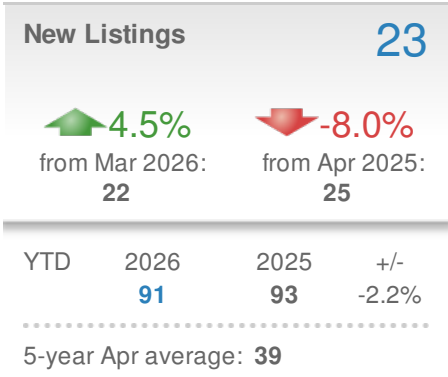
## Local Market Insight

### Methacton (Montgomery, PA)

**April 2026**

Methacton (Montgomery, PA)

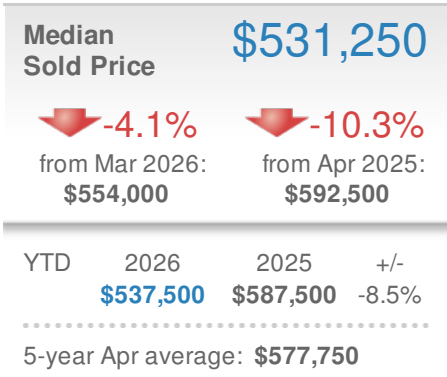
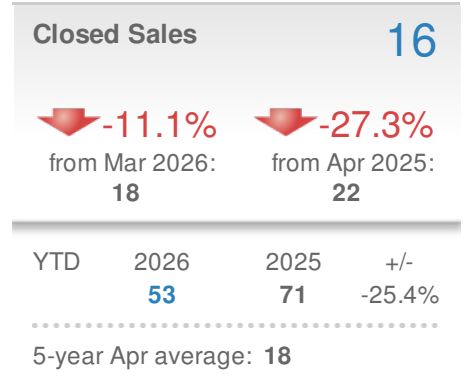
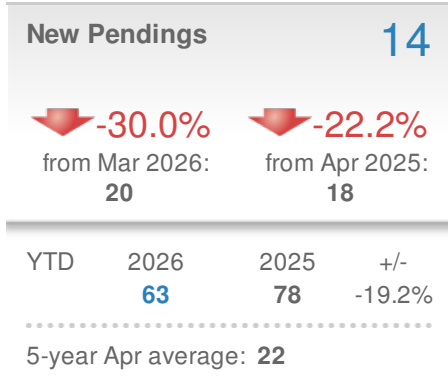
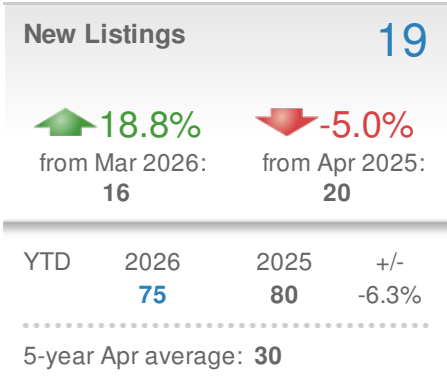
Email: ldavis@tcsr.realtor



**April 2026**

Methacton (Montgomery, PA) - Detached

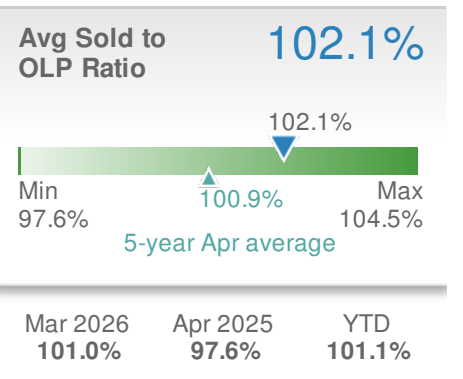
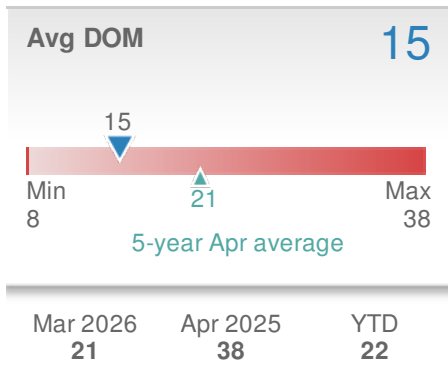
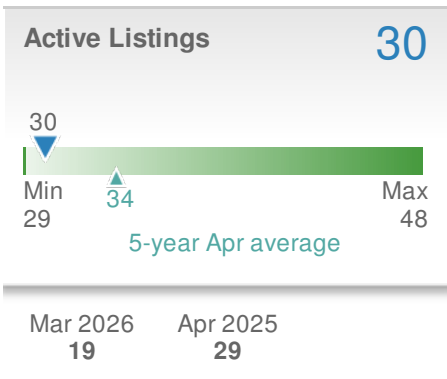
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Detached properties for April was \$531,250, representing a decrease of 4.1% compared to last month and a decrease of 10.3% from Apr 2025. The average days on market for units sold in April was 15 days, 30% below the 5-year April average of 21 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 23; and a 57.9% increase in supply to 30 active units.

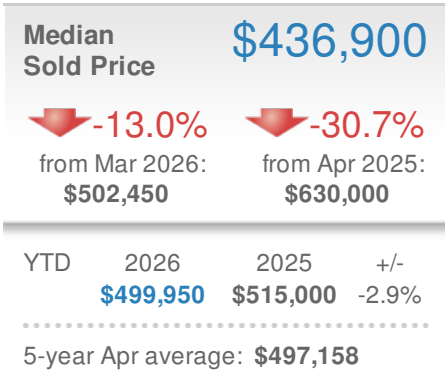
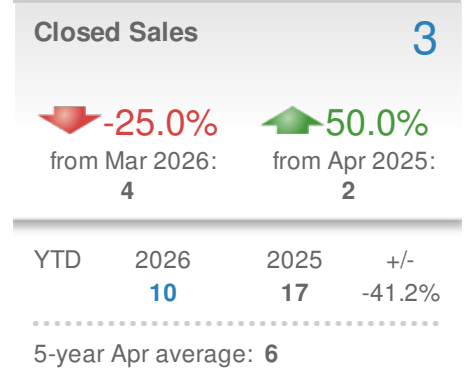
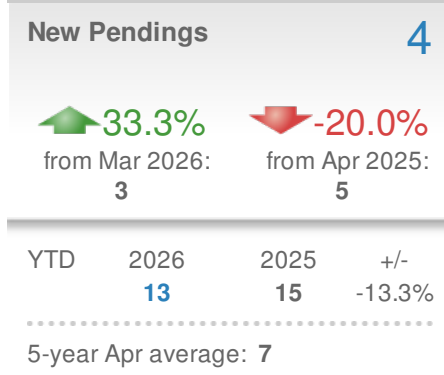
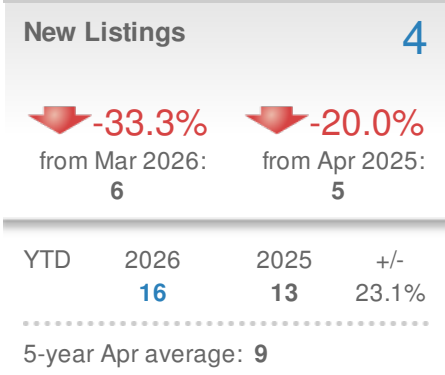
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.26 in March and a decrease from 1.14 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2026**

Methacton (Montgomery, PA) - Attached

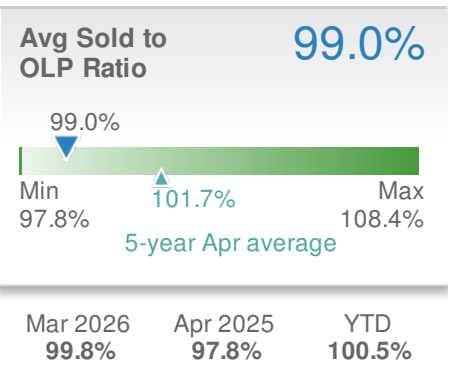
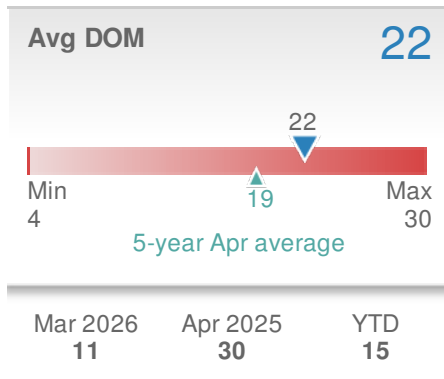
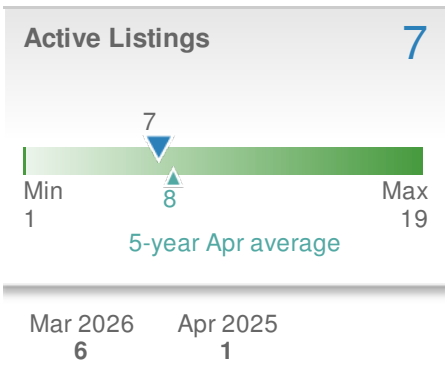
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached properties for April was \$436,900, representing a decrease of 13% compared to last month and a decrease of 30.7% from Apr 2025. The average days on market for units sold in April was 22 days, 15% above the 5-year April average of 19 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and a 16.7% increase in supply to 7 active units.

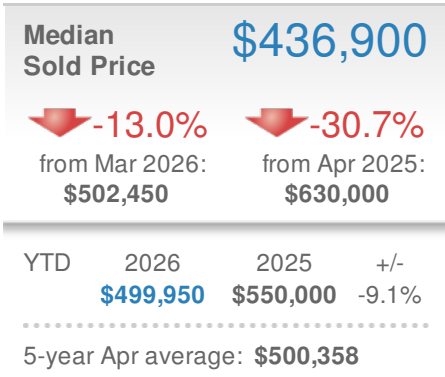
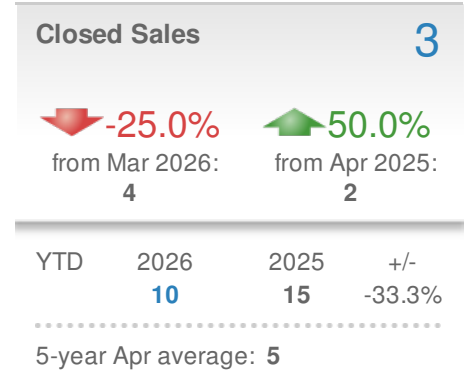
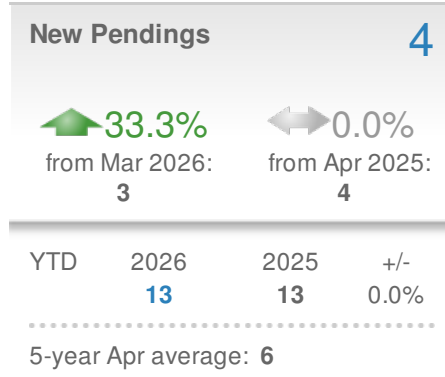
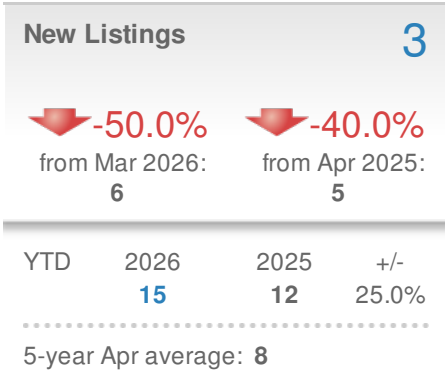
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.67 in March and a decrease from 5.00 in April 2025. The Contract Ratio is 72% lower than the 5-year April average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**April 2026**

Methacton (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Methacton (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$436,900, representing a decrease of 13% compared to last month and a decrease of 30.7% from Apr 2025. The average days on market for units sold in April was 22 days, 17% above the 5-year April average of 19 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from March and a decrease from 4.00 in April 2025. The Contract Ratio is 63% lower than the 5-year April average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

